

Jackson Housing Commission
Board of Commissioners
Regular Meeting
May 15, 2019 @ 12:00pm
Shahan Blackstone North Community Room

AGENDA

1. Meeting Called to Order
2. Pledge of Allegiance
3. ROLL CALL
Michelle Woods, President
Gerald Montgomery, Commissioner
James Stark, Commissioner
Caroline Parker, Commissioner
Carmen Wade, Commissioner
4. Public Comments (limited to 3 minutes)
5. Approval of Regular Meeting Minutes: April 17, 2019
6. Approval of the Previously Paid Liabilities: April 2019
7. RESOLUTIONS
Resolution No.2019-07: Approval of Collection Losses May 2019
8. DIRECTOR'S REPORTS
Section 8
Leasing and HAP Utilization Report
Public Housing
Tenant Accounts Receivable
Move Outs
Vacant Unit Turnaround
Executive
S8 Income Statement
PH Income Statement
Petty Cash Fund Register
After Hours/Emergency Response Report
Utility Costs and Consumption
9. ADJOURNMENT

NEXT MEETING: Annual Meeting-May 22, 2019-Reed Manor Board Room

Jackson Housing Commission

Regular Meeting

April 17, 2019

12:00pm

The Jackson Housing Commission Board of Commissioners held a Regular Meeting on April 17, 2019 in the Reed Manor Board Room. President Michelle Woods called the meeting to order at 12:05pm. Upon roll call, the following commissioners were present: Michelle Woods, Gerald Montgomery, Caroline Parker and Carmen Wade. Commissioner James Stark was excused.

Also, present:

Laurie Ingram, Executive Director
Shari Boyce, Section 8 Program Director
Chelsea Poole, Executive Secretary

- 19-05-17-01 Public Comments**
President Woods extended an invitation for those in attendance to make comments; however, no comments were made.
- 19-05-17-02 Approval of the Minutes of the Regular Meeting held March 20, 2019**
Commissioner Montgomery **MOVED** to approve the Minutes of the Regular Meeting held March 20, 2019. Commissioner Parker **SECONDED** and upon voice vote, the motion adopted:
- AYES: M. Woods, G. Montgomery, C. Parker, C. Wade
NAYS: None
ABSTAIN: None
ABSENT: J. Stark
- 19-05-17-03 Approval of Previously Paid Liabilities: March 2019**
Commissioner Parker **MOVED** to approve the Previously Paid Liabilities April 2019. Commissioner Wade **SECONDED** and upon voice vote, the motion adopted:
- AYES: M. Woods, G. Montgomery, C. Parker, C. Wade
NAYS: None
ABSTAIN: None
ABSENT: J. Stark
- 19-05-17-04 Resolution No.2019-04: Approval of Collection Write Off April 2019**
Commissioner Parker **MOVED** to approve Collection Losses of \$3,952.25. Commissioner Montgomery **SECONDED** and upon roll call, the motion adopted:
- AYES: M. Woods, G. Montgomery, C. Parker, C. Wade
NAYS: None
ABSTAIN: None
ABSENT: J. Stark
- 19-05-17-05 Resolution No.2019-05: Resolution to Ratify Documents Concerning the Francis Senior Loft Development**
Commissioner Montgomery **MOVED** to ratify resolution concerning the Francis Senior Loft Development. Commissioner Parker **SECONDED** and upon roll call, the motion adopted:
- AYES: M. Woods, G. Montgomery, C. Parker, C. Wade

NAYS: None
ABSTAIN: None
ABSENT: J. Stark

19-05-17-06

Section 8

A. Leasing HAP Utilization Report

Public Housing

B. Tenant Accounts Receivables

C. Move Outs

D. Vacant Unit Turnaround

Executive

E. Income Statement

F. PH Income Statement

G. Petty Cash Fund Register

H. After Hours/Emergency Response Report

I. Utility Costs and Consumption

19-05-17-07 Other Business

Ms. Ingram informed that she is waiting to present the FY2019 Operating Budget until she receives confirmation that a revenue surplus for one particular AMP is not a subsidy error. Ms. Ingram explained that figures used in the budget are based on dollar amounts HUD gives to the agency. Ms. Ingram stated that the possible overage would not be included in the FY 2019 Operating Budget presented at the May 15, 2019 meeting. Also,

Ms. Ingram advised that attorney and consulting fees are the main items of significant value in the FY19 Operating Budget and due to RAD, no large capital projects are planned.

Commissioner Parker asked if the contract with Honeywell was still active. In response, Ms. Ingram stated that Honeywell withdrew the pending EPC from HUD, leaving an open contract with options to possibly partner during the RAD conversion.

19-05-17-08 Resolution No.2019-06: Resolution to Change Annual Meeting 2019 Date to May 22, 2019

Ms. Ingram asked to change the Annual Meeting scheduled for April 24, 2019 to May 22, 2019. Christie Wise shared that information to complete the yearend financials is not accessible until well after the April Annual Meeting date outlined in the By-Laws.

Commissioner Montgomery **MOTIONED** to change 2019 Annual Meeting date from April 24, 2019 to May 22, 2019. Commissioner Parker **SECONDED**.

Commissioner Parker **MOTIONED** to adjourn the Regular Meeting at 12:20pm. Commissioner Montgomery **SECONDED**. All was in favor of adjournment.

Respectfully submitted,

Laurie Ingram, MBA, PHM
Executive Director

ATTESTED: _____
Michelle Woods, President

Jackson Housing Commission
Jackson, MI

The following Resolution introduced by _____

RESOLUTION NO. 2019-07

Pursuant to the Uncollectible Tenants Accounts Policy which authorizes the Commission to write off delinquent accounts after 3 months as shown below:

AMP 1: Chalet Terrace	\$2,629.24
AMP 2: Reed Manor	\$ 751.00
AMP 3: Shahan Blackstone North	\$ -0-
Total	\$3,380.24

The attached Collection Losses Report reflects the delinquent amount of **\$3380.24** approved for fiscal year 2019-2020 write-off.

Commissioner _____ **MOVED** to adopt the foregoing Resolution as read.
Commissioner _____ **SECONDED** the motion and upon roll call, the
"AYES" and "NAYS" were as follows:

AYES:
NAYS:
ABSTAIN:
ABSENT:

President _____ declared the motion carried and the Resolution adopted.

I hereby certify that the above Resolution adopted at a Regular Meeting of the Jackson Housing Commission on May 15, 2019.

Michelle Woods
President

Jackson Housing Commission Collection Losses

May 2019

Property	Account	EOP	Amount
Chalet Terrace	T0000824	2/26/19	\$1,485.96
Chalet Terrace	T0000368	2/26/19	\$ 146.00
Chalet Terrace	T0011832	2/27/19	\$ 997.28
Reed Manor	T0001867	2/24/19	\$ 751.00

Property	May 2018	May 2019
Chalet Terrace	\$5,948.92	\$2,629.24
Reed Manor	\$2,559.50	\$ 751.00
Shahan Blackstone North	\$1,062.31	-0-
Total	\$9,570.73	\$3,380.24

Jackson Housing Commission

Tenant Accounts Receivable

April 2019

Property	Total Unpaid Charges	0-30 Days	31-60 Days	61-90 Days	Over 90 Days	Prepays	Balance
Chalet Terrace	58,751.54	17,019.46	11,447.86	9,458.47	20,825.75	-3,385.82	55,365.72
Reed Manor	87,020.47	21,207.87	15,037.39	10,178.60	40,596.61	-8,746.00	78,274.47
Shahan-Blackstone	32,033.38	5,634.72	4,905.00	4,877.57	16,616.09	-2,658.30	29,375.08
Total	177,805.39	43,862.05	31,390.25	24,514.64	78,038.45	-14,790.12	163,015.27

Jackson Housing Commission

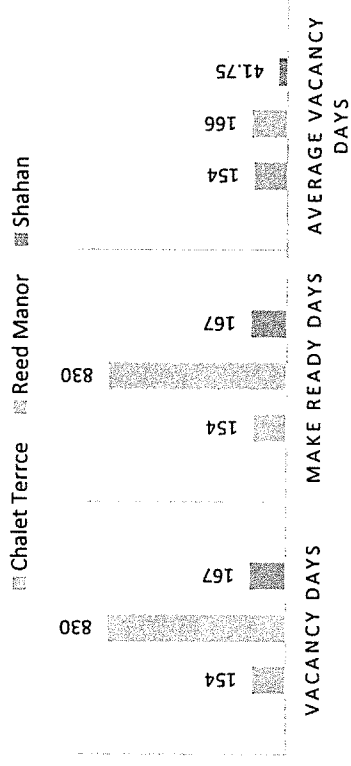
Move Out Report

April 2019

Property	Account Number	EOP	Reason For Move Out
Reed Manor	a0000984	4/26/2019	Relocating
Reed Manor	a0000657	4/29/2019	Relocating
Reed Manor	b0000308	4/30/2019	Lease Violations
Reed Manor	t0000785	4/12/2019	Lease Violations
Shahan Blackstone North	t0000837	4/25/2019	Need more space
Shahan Blackstone North	a0000475	4/26/2019	Relocating

Jackson Housing Commission Vacant Unit Turn Around Report April 2019

VACANT UNIT TURNAROUND TIME APRIL 2019



Narrative

Chalet Terrace completed a three bedroom unit needing significant work before re-occupancy Reed Manor finished a unit vacant for 322 days causing the unit turn average for the April to increase significantly. Shaan Blackstone North completed four units.

Emergency Work Order Detail

Chalet Terrace (amp1)

Emergency Work Orders active between 04/01/2019 and 05/01/2019

Work Orders Completed within 24 Hours

Property	Unit	WO	WO Priority	WO Category	WO Brief Description	Call Date	Date Work Completed	Hours to Complete
amp1	00000053	3692	Emergency	Plumbing	Toilet and ceiling	04/07/2019 1:15 PM	04/07/2019 1:30 PM	0.25
amp1	1246	3693	Emergency	Plumbing	Clogged toilet.	04/09/2019 4:45 PM	04/09/2019 5:00 PM	0.25
amp1	00000002	3809	Emergency	HVAC	No heat	04/21/2019 11:00 AM	04/21/2019 2:00 PM	3.00
amp1	327	3810	Emergency	Emergency	Odor in unit	04/20/2019 12:30 PM	04/20/2019 2:15 PM	1.75
amp1	00000087	3812	Emergency	HVAC	No heat	04/19/2019 10:00 PM	04/19/2019 11:15 PM	1.25
amp1	00000002	3814	Emergency	Electrical	Electrical fire	04/19/2019 9:00 PM	04/19/2019 10:00 PM	1.00
amp1	00000113	3522	Emergency	HVAC	No Heat.	04/01/2019 9:00 AM	04/01/2019 10:00 AM	1.00
amp1	00000022	3556	Emergency	Plumbing	Leak	04/03/2019 8:10 AM	04/03/2019 2:00 PM	5.83
amp1	1248	3779	Emergency	Appliances	Refrigerator	04/18/2019 1:39 PM	04/18/2019 2:30 PM	0.85
amp1	00000073	3813	Emergency	Plumbing	No hot water	04/19/2019 11:30 AM	04/19/2019 12:00 PM	0.50
amp1	00000085	3815	Emergency	Doors/Locks	Storm door	04/18/2019 4:30 PM	04/18/2019 5:00 PM	0.50
amp2		3888	Emergency	Doors/Locks	Second floor security door .	04/30/2019 12:06 PM	04/30/2019 2:49 PM	2.72
amp2	G-4	3620	Emergency	Doors/Locks	Lock out	04/08/2019 3:08 PM	04/08/2019 3:08 PM	0.00
amp2	H-27	3644	Emergency	Appliances	Freezer was froze solid	04/10/2019 7:42 AM	04/10/2019 1:32 PM	5.83
amp2	I-37	3697	Emergency	Doors/Locks	Lockout	04/15/2019 8:09 AM	04/15/2019 8:09 AM	0.00
amp2	I-27	3698	Emergency	Doors/Locks	Lock out	04/15/2019 8:16 AM	04/15/2019 8:16 AM	0.00
amp2	G-18	3742	Emergency	Appliances	Stove isnt working.	04/16/2019 2:23 PM	04/17/2019 11:20 AM	20.95
amp2	F-6	3749	Emergency	Doors/Locks	Door isn't secure.	04/16/2019 3:23 PM	04/17/2019 10:48 AM	19.42
amp2	E-4	3752	Emergency	Plumbing	Hot Water Heater Pilot went out	04/17/2019 9:29 AM	04/17/2019 11:17 AM	1.80
amp2	I-26	3800	Emergency	Appliances	Fridge isn't working.	04/22/2019 12:12 PM	04/23/2019 11:16 AM	23.07
amp2		3710	Emergency	Plumbing	I building laundry room.	04/15/2019 11:13 AM	04/16/2019 9:44 AM	22.52
amp2	I-50	3759	Emergency	Doors/Locks	Change Locks	04/17/2019 11:44 AM	04/17/2019 1:04 PM	1.33
amp2	B-19	3760	Emergency	Plumbing	No hot water	04/17/2019 1:40 PM	04/18/2019 9:51 AM	20.18
amp2	B-19	3778	Emergency	Plumbing	Hot Water Heater went out	04/18/2019 1:25 PM	04/18/2019 3:36 PM	2.18
amp2	I-23	3729	Emergency	Doors/Locks	Lock out	04/16/2019 8:54 AM	04/16/2019 8:54 AM	0.00
amp2		3518	Emergency	Doors/Locks	Lock out.	04/01/2019 9:40 AM	04/01/2019 9:40 AM	0.00
amp2		3519	Emergency	Doors/Locks	Lock out.	04/01/2019 9:43 AM	04/01/2019 9:43 AM	0.00
amp2		3520	Emergency	Smoke Detectors	Fire alarm keeps going off.	04/01/2019 9:47 AM	04/01/2019 9:47 AM	0.00
amp2		3517	Emergency	Doors/Locks	Lock out.	04/01/2019 9:35 AM	04/01/2019 9:35 AM	0.00
amp2	I-27	3545	Emergency	HVAC	Heater isnt working correctly.	04/02/2019 9:22 AM	04/02/2019 10:29 AM	1.12
amp2	I-32	3576	Emergency	Plumbing	Toilet seal is leaking.	04/04/2019 10:14 AM	04/05/2019 8:39 AM	22.42
amp2	H-30	3740	Emergency	Plumbing	Tub and sink is clogged.	04/16/2019 1:48 PM	04/17/2019 9:33 AM	19.75
amp2		3789	Emergency	Plumbing	Admin Gary	04/22/2019 9:51 AM	04/22/2019 9:51 AM	0.00
amp2	I-12	3821	Emergency	Plumbing	Clogged toilet.	04/23/2019 10:01 AM	04/24/2019 8:14 AM	22.22
amp2	A-13	3881	Emergency	Doors/Locks	Lock out.	04/30/2019 10:07 AM	04/30/2019 10:07 AM	0.00
amp2		3883	Emergency	Doors/Locks	Security Guard lock out.	04/30/2019 10:16 AM	04/30/2019 10:16 AM	0.00
amp2		3882	Emergency	Electrical	Alarm in Reed Manor Garage	04/30/2019 10:12 AM	04/30/2019 10:12 AM	0.00
amp2	I-29	3887	Emergency	Plumbing	No hot water.	04/30/2019 12:03 PM	04/30/2019 1:17 PM	1.23
amp3		3942	Emergency	Doors/Locks	Community Room	04/29/2019 7:04 PM	04/29/2019 7:46 PM	0.70
amp3	314	3530	Emergency	Doors/Locks	Locks	04/01/2019 2:00 PM	04/01/2019 2:15 PM	0.25
amp3	350	3614	Emergency	Plumbing	Leak	04/04/2019 5:51 PM	04/04/2019 6:42 PM	0.85
amp3	344	3730	Emergency	HVAC	No heat	04/05/2019 4:00 PM	04/05/2019 4:30 PM	0.50
amp3	146	3731	Emergency	Plumbing	Leak	04/10/2019 9:45 PM	04/10/2019 10:30 PM	0.75
amp3		3727	Emergency	Doors/Locks	Commnunity Room	04/15/2019 7:12 PM	04/15/2019 7:40 PM	0.47
amp3	351	3728	Emergency	HVAC	No heat	04/14/2019 6:20 PM	04/14/2019 7:52 PM	1.53
amp3		3732	Emergency	Doors/Locks	Community Room	04/08/2019 9:05 PM	04/08/2019 9:05 PM	0.00
amp3	344	3555	Emergency	HVAC	No heat	04/03/2019 8:05 AM	04/03/2019 3:12 PM	7.12
amp3	349	3870	Emergency	HVAC	No heat	04/29/2019 11:30 AM	04/29/2019 12:15 PM	0.75
amp3	302	3875	Emergency	HVAC	No heat	04/29/2019 3:38 PM	04/30/2019 7:37 AM	15.98

Work Orders Completed within 24 Hours

49

Work Orders Completed in more than 24 Hours

Property	Unit	WO	WO Priority	WO Category	WO Brief Description	Call Date	Date Work Completed	Hours to Complete
amp2	H-4	3589	Emergency	Doors/Locks	Door handle is loose.	04/05/2019 8:24 AM	04/17/2019 1:43 PM	293
amp2	E-3	3747	Emergency	Plumbing	Toilet is overflowing.	04/16/2019 2:55 PM	04/18/2019 9:34 AM	43
amp2		3775	Emergency	Smoke Detectors	F building Rubbish Room.	04/18/2019 10:41 AM	04/30/2019 8:23 AM	286

Friday, May 10, 2019

amp2	B-19	3786	Emergency	Plumbing	Hot Water Heater went out.	04/22/2019 8:58 AM	04/23/2019 9:55 AM	25
amp2	B-7	3563	Emergency	HVAC	Furnace isn't producing heat.	04/03/2019 11:13 AM	04/15/2019 8:54 AM	286
amp2	I-37	3766	Emergency	Plumbing	Hot Water Heater went out.	04/18/2019 7:48 AM	04/24/2019 8:19 AM	145
amp2	G-18	3782	Emergency	Plumbing	Has a leak in the kitchen.	04/22/2019 7:44 AM	04/29/2019 2:42 PM	175
amp2	G-23	3847	Emergency	Plumbing	Toilet handle is broken.	04/25/2019 11:42 AM	04/30/2019 7:58 AM	116
amp2	B-14	3849	Emergency	Appliances	Fridge isn't working.	04/25/2019 12:02 PM	04/30/2019 8:16 AM	116
amp2	H-18	3850	Emergency	Appliances	Fridge isn't working.	04/25/2019 12:07 PM	04/30/2019 8:21 AM	116
amp2	I-13	3851	Emergency	Appliances	Fridge isn't working.	04/25/2019 12:25 PM	04/30/2019 8:13 AM	116
amp2	I-33	3862	Emergency	Doors/Locks	Lock Change.	04/26/2019 11:26 AM	04/30/2019 8:49 AM	93
amp3	3411	3855	Emergency	Plumbing	Leak	04/25/2019 1:23 PM	04/30/2019 8:28 AM	115

Work Orders Completed in more than 24 Hours

13

Total number of emergency work orders:	62
Total number of emergency work orders completed/abated within 24 hours	49
Percentage of emergency work orders completed/abated within 24 hours	79 %

Utility Cost and Consumption Report

Jackson Housing Commission-Chalet Terrace (AMP 1)

MONTH	ELECTRICITY KW HOURS CONSUMP	NET BILL	GAS		NET BILL	WATER		SEWER BILL	TOTAL WATER BILL	TOTAL MONTHLY UTILITY 2018-19
			CONSUMP	MCF		CONSUMP	CCF			
Jan-18	67,252	\$ 8,482.44	1,587	\$ 11,183.44	-	-	-	\$ -	\$ 19,665.88	
Jan-19	59,075	\$ 7,594.43	1,154	\$ 9,301.95	-	-	-	\$ -	\$ 16,896.38	
Feb-18	53,483	\$ 7,113.56	1,210	\$ 9,814.33	331,500	\$ 12,218.89	\$ 6,676.54	\$ 18,895.43	\$ 35,823.32	
Feb-19	57,018	\$ 11,315.51	1,329	\$ 10,911.71	336,300	\$ 13,057.55	\$ 7,479.86	\$ 20,537.41	\$ 42,764.63	
Mar-18	49,494	\$ 6,669.40	1,020	\$ 8,101.11	25,700	\$ 937.62	\$ 525.03	\$ 1,462.65	\$ 16,233.16	
Mar-19	56,705	\$ 6,922.02	1,182	\$ 9,530.31	27,640	\$ 1,033.56	\$ 613.51	\$ 1,647.07	\$ 18,099.40	
Apr-18	54,724	\$ 7,066.29	1,010	\$ 7,488.32	-	-	-	\$ -	\$ 14,554.61	
Apr-19	47,161	\$ 5,871.84	795	\$ 6,421.10	-	-	-	\$ -	\$ 12,292.94	
May-18	43,613	\$ 5,998.15	428	\$ 3,184.04	263,400	\$ 10,075.32	\$ 5,481.25	\$ 15,556.57	\$ 24,738.76	
May-19	47,512	\$ 6,924.55	408	\$ 2,970.14	43,900	\$ 1,469.15	\$ 837.17	\$ 2,306.32	\$ 12,201.01	
Jun-18	64,140	\$ 8,913.78	681	\$ 1,373.15	-	-	-	\$ -	\$ 10,286.93	
Jul-19	62,144	\$ 8,701.94	158	\$ 1,235.37	382,000	\$ 14,222.86	\$ 8,285.34	\$ 22,508.20	\$ 32,445.51	
Aug-18	66,713	\$ 8,966.94	173	\$ 1,373.64	26,500	\$ 1,003.70	\$ 593.23	\$ 1,596.93	\$ 11,937.51	
Aug-19	53,155	\$ 6,798.53	232	\$ 1,865.17	-	-	-	\$ -	\$ 8,663.70	
Sep-18	45,624	\$ 5,962.02	527	\$ 4,369.13	326,100	\$ 12,432.60	\$ 7,208.41	\$ 19,641.01	\$ 29,972.16	
Sep-19	57,900	\$ 7,263.39	1,018	\$ 9,513.55	29,000	\$ 1,074.19	\$ 638.94	\$ 1,713.13	\$ 18,490.07	
Dec-18										
Dec-19										
2018	665,754	\$ 88,860.99	8,452	\$ 62,471.39	1,428,100	\$ 53,434.33	\$ 30,245.91	\$ 83,680.24	\$ 235,012.62	
2019	219,959	\$ 31,703.80	4,460	\$ 36,165.07	363,940	\$ 14,091.11	\$ 8,093.37	\$ 22,184.48	\$ 90,053.35	

Utility Cost and Consumption Report

Jackson Housing Commission-Reed Manor (AMP 2)

MONTH	ELECTRICITY		GAS		WATER		SEWER		TOTAL		TOTAL MONTHLY UTILITY 2018-19
	KW HOURS CONSUMP	NET BILL	MCF CONSUMP	NET BILL	CCF CONSUMP	WATER BILL	SEWER BILL	WATER BILL	TOTAL		
Jan-18	162,240	\$ 20,046.02	1,349	\$ 10,151.46	136,000	\$ 4,086.40	\$ 2,510.91	\$ 6,597.31	\$	36,794.79	
Jan-19	133,140	\$ 16,400.42	1,160	\$ 9,758.52	123,000	\$ 3,906.21	\$ 2,509.50	\$ 6,415.71	\$	32,574.65	
Feb-18	126,720	\$ 16,500.43	1,230	\$ 9,923.86	115,000	\$ 3,625.83	\$ 2,792.27	\$ 6,418.10	\$	32,842.39	
Feb-19	150,760	\$ 17,195.55	1,330	\$ 10,698.79	157,000	\$ 4,865.01	\$ 3,184.16	\$ 8,049.17	\$	35,943.51	
Mar-18	125,040	\$ 16,171.87	950	\$ 7,575.31	135,000	\$ 4,100.19	\$ 2,503.98	\$ 6,604.17	\$	30,351.35	
Mar-19	120,400	\$ 14,244.65	1,201	\$ 9,667.46	101,000	\$ 3,335.94	\$ 2,085.23	\$ 5,421.17	\$	29,333.28	
Apr-18	118,600	\$ 15,478.19	901	\$ 6,658.32	115,000	\$ 3,566.95	\$ 2,143.60	\$ 5,710.55	\$	27,847.06	
Apr-19	105,240	\$ 12,941.05	807	\$ 6,534.80	121,000	\$ 3,942.29	\$ 2,483.50	\$ 6,425.79	\$	25,901.64	
May-18	105,640	\$ 14,146.42	593	\$ 4,312.62	119,000	\$ 3,748.35	\$ 2,227.55	\$ 5,975.90	\$	24,434.94	
May-19									\$		
Jun-18	125,580	\$ 19,720.24	287	\$ 2,099.13	132,000	\$ 4,056.29	\$ 2,458.00	\$ 6,514.29	\$	28,333.66	
Jun-19									\$		
Jul-18	162,800	\$ 21,748.51	207	\$ 1,536.05	108,000	\$ 3,436.47	\$ 2,028.01	\$ 5,464.48	\$	28,749.04	
Jul-19									\$		
Aug-18	152,240	\$ 20,391.54	236	\$ 1,735.36	91,000	\$ 3,181.73	\$ 1,953.14	\$ 5,134.87	\$	27,261.77	
Aug-19									\$		
Sep-18	159,600	\$ 20,466.11	201	\$ 1,502.09	100,350	\$ 3,452.23	\$ 2,115.06	\$ 5,567.29	\$	27,535.49	
Sep-19									\$		
Oct-18	116,480	\$ 14,976.98	264	\$ 2,052.03	177,444	\$ 5,177.21	\$ 3,539.60	\$ 8,716.81	\$	25,745.82	
Oct-19									\$		
Nov-18	113,840	\$ 14,215.37	529	\$ 4,340.60	114,000	\$ 3,735.77	\$ 2,360.72	\$ 6,096.49	\$	24,652.46	
Nov-19									\$		
Dec-18	126,120	\$ 15,771.22	1,102	\$ 10,278.38	140,000	\$ 4,334.71	\$ 2,936.05	\$ 7,270.76	\$	33,320.36	
Dec-19									\$		
2018	1,594,900	\$ 209,632.90	7,849	\$ 62,165.21	1,482,794	\$ 46,502.13	\$ 29,568.89	\$ 76,071.02	\$	347,869.13	
2019	509,540	\$ 60,781.67	4,498	\$ 36,659.57	502,000	\$ 16,049.45	\$ 10,262.39	\$ 26,311.84	\$	123,753.08	

Utility Cost and Consumption Report

Jackson Housing Commission-Shahan-Blackstone North Apartments (AMP 3)

<u>MONTH</u>	<u>ELECTRICITY</u> KW HOURS <u>CONSUMP</u>	<u>NET</u> <u>BILL</u>	<u>GAS</u> MCF <u>CONSUMP</u>	<u>NET</u> <u>BILL</u>	<u>WATER</u> CCF <u>CONSUMP</u>	<u>WATER</u> <u>BILL</u>	<u>SEWER</u> <u>BILL</u>	<u>TOTAL</u> <u>WATER</u> <u>BILL</u>	<u>TOTAL</u> <u>MONTHLY</u> <u>UTILITY 2018-19</u>
Jan-18	3,293	\$ 580.81	112	\$ 837.04	203,500	\$ 8,471.17	\$ 4,238.06	\$ 12,709.23	\$ 14,127.08
Jan-19	2,842	\$ 520.51	108	\$ 863.82	268,600	\$ 9,884.35	\$ 5,295.59	\$ 15,179.94	\$ 16,564.27
Feb-18	1,862	\$ 333.96	66	\$ 532.74					\$ 866.70
Feb-19	2,845	\$ 508.83	98	\$ 789.67					\$ 1,298.50
Mar-18	1,699	\$ 308.46	51	\$ 442.68					\$ 751.14
Mar-19	3,229	\$ 586.36	98	\$ 803.93					\$ 1,390.29
Apr-18	1,971	\$ 352.64	61	\$ 472.15	194,600	\$ 8,165.83	\$ 4,057.86	\$ 12,223.69	\$ 13,048.48
Apr-19	2,005	\$ 385.10	38	\$ 259.43	230,550	\$ 9,546.10	\$ 5,063.36	\$ 14,609.46	\$ 15,253.99
May-18	1,457	\$ 266.32	17	\$ 176.52					\$ 442.84
May-19									\$ -
Jun-18	1,948	\$ 340.26	5	\$ 96.16					\$ 436.42
Jun-19									\$ -
Jul-18	2,866	\$ 461.70	4	\$ 74.71	224,100	\$ 9,420.06	\$ 4,671.90	\$ 14,091.96	\$ 14,628.37
Jul-19									\$ -
Aug-18	2,990	\$ 482.79	4	\$ 78.81					\$ 561.60
Aug-19									\$ -
Sep-18	2,798	\$ 447.73	4	\$ 84.61					\$ 532.34
Sep-19									\$ -
Oct-18	1,882	\$ 313.19	8	\$ 105.45	256,200	\$ 10,373.24	\$ 5,622.51	\$ 15,995.75	\$ 16,414.39
Oct-19									\$ -
Nov-18	1,632	\$ 280.17	35	\$ 294.46					\$ 574.63
Nov-19									\$ -
Dec-18	2,716	\$ 455.57	123	\$ 702.84					\$ 1,158.41
Dec-19									\$ -
2018	27,114	\$ 4,623.60	490	\$ 3,898.17	878,400	\$ 36,430.30	\$ 18,590.33	\$ 55,020.63	\$ 63,542.40
2019	10,921	\$ 2,000.80	342	\$ 2,716.85	499,150	\$ 19,430.45	\$ 10,358.95	\$ 29,789.40	\$ 34,507.05

Utility Cost and Consumption Report

Jackson Housing Commission-All Amps

MONTH	ELECTRICITY KW HOURS CONSUMP	NET BILL	GAS MCF CONSUMP	NET BILL	WATER CCF CONSUMP	WATER BILL	SEWER BILL	NET WATER BILL	TOTAL MONTHLY UTILITY 2018-19
Jan-18	232,785	\$ 29,109.27	3,048	\$ 22,171.94	339,500	\$ 12,557.57	\$ 6,748.97	\$ 19,306.54	\$ 70,587.75
Jan-19	195,057	\$ 24,515.36	2,422	\$ 19,924.29	391,600	\$ 13,790.56	\$ 7,805.09	\$ 21,595.65	\$ 66,035.30
Feb-18	182,065	\$ 23,947.95	2,506	\$ 20,270.93	446,500	\$ 15,844.72	\$ 9,468.81	\$ 25,313.53	\$ 69,532.41
Feb-19	210,623	\$ 29,019.89	2,757	\$ 22,400.17	493,300	\$ 17,922.56	\$ 10,664.02	\$ 28,586.58	\$ 80,006.64
Mar-18	176,233	\$ 23,149.73	2,021	\$ 16,119.10	160,700	\$ 5,037.81	\$ 3,029.01	\$ 8,066.82	\$ 47,335.65
Mar-19	180,334	\$ 21,753.03	2,481	\$ 20,001.70	128,640	\$ 4,369.50	\$ 2,698.74	\$ 7,068.24	\$ 48,822.97
Apr-18	175,295	\$ 22,897.12	1,972	\$ 14,618.79	309,600	\$ 11,732.78	\$ 6,201.46	\$ 17,934.24	\$ 55,450.15
Apr-19	154,406	\$ 19,197.99	1,640	\$ 13,215.33	351,550	\$ 13,488.39	\$ 7,546.86	\$ 21,035.25	\$ 53,448.57
May-18	150,710	\$ 20,410.89	1,038	\$ 7,673.18	382,400	\$ 13,823.67	\$ 7,708.80	\$ 21,532.47	\$ 49,616.54
May-19	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
Jun-18	175,040	\$ 26,985.05	700	\$ 5,165.43	175,900	\$ 5,525.44	\$ 3,295.17	\$ 8,820.61	\$ 40,971.09
Jun-19	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
Jul-18	229,806	\$ 31,123.99	892	\$ 2,983.91	332,100	\$ 12,856.53	\$ 6,699.91	\$ 19,556.44	\$ 53,664.34
Jul-19	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
Aug-18	217,374	\$ 29,576.27	398	\$ 3,049.54	473,000	\$ 17,404.59	\$ 10,238.48	\$ 27,643.07	\$ 60,268.88
Aug-19	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
Sep-18	229,111	\$ 29,880.78	378	\$ 2,960.34	126,850	\$ 4,455.93	\$ 2,708.29	\$ 7,164.22	\$ 40,005.34
Sep-19	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
Oct-18	171,517	\$ 22,088.70	504	\$ 4,022.65	433,644	\$ 15,550.45	\$ 9,162.11	\$ 24,712.56	\$ 50,823.91
Oct-19	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
Nov-18	161,096	\$ 20,457.56	1,091	\$ 9,004.19	440,100	\$ 16,168.37	\$ 9,569.13	\$ 25,737.50	\$ 55,199.25
Nov-19	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
Dec-18	186,736	\$ 23,490.18	2,243	\$ 20,494.77	169,000	\$ 5,408.90	\$ 3,574.99	\$ 8,983.89	\$ 52,968.84
Dec-19	0	\$ -	0	\$ -	-	\$ -	\$ -	\$ -	\$ -
2018	2,287,768	\$ 303,117.49	16,791	\$ 128,534.77	3,789,294	\$ 136,366.76	\$ 78,405.13	\$ 214,771.89	\$ 646,424.15
2019	740,420	\$ 94,486.27	9,300	\$ 75,541.49	1,365,090	\$ 49,571.01	\$ 28,714.71	\$ 78,285.72	\$ 248,313.48